

RORY MACK

ASSOCIATES



**HAMIL OATCAKES, 157 HAMIL
ROAD, BURSLEM, STOKE ON
TRENT, ST6 1AP**

**FOR SALE
£135,000**

- Fully functioning business and premises with development potential
- NIA: 669 sq ft
- Extensively renovated and refurbished with over £50,000 spent
- Sale includes equipment and oatcake recipe
- Location has been an Oatcake shop for over 100 years



HAMIL OATCAKES
157 HAMIL ROAD, BURSLEM
STOKE ON TRENT, ST6 1AP

GENERAL DESCRIPTION

A mid terraced building of brick elevations and rendered concrete covering with tiled, pitched roof. The property has been extensively refurbished over the last 12 months to provide the new owner with a turnkey investment. The property has over 100 years history as an oatcake shop in this location and is situated on a busy main road leading from Burslem just past Port Vale Football Club. Recent work to the property includes rewire, lighting, refurbished extraction system, new boiler, fire doors, UPVC windows, new kitchen, DPC and replastering of preparation areas. The asking price includes the building, equipment and recipe which can be handed over during a period of training with the current owner. Hamil Oatcakes is a profitable business with deep history and offers the new owners an excellent opportunity to really push the business forward. The first floor of the building has been cleared and would make an excellent bedsit/studio (STP) or additional storage for the ground floor shop.

LOCATION

The property is prominently located on Hamil Road in a densely population area within 200 yards of Port Vale Football Club and is approx.. a ¼ mile to the north of Burslem town centre.

ACCOMMODATION

Ground floor

Sales area:	132 sq ft
Food prep area:	135 sq ft
Kitchen:	135 sq ft
WC	-

First floor

Room 1:	132 sq ft
Room 2:	135 sq ft

Total NIA: 669 sq ft

EPC

Band D (89)

THE BUSINESS

‘Hamil Oatcakes and Snacks’ is thought to have traded from the same premises for nearly 100 years and the current owner has extensively refurbished the property in the last 12 months. The proprietor trades as a ‘sole trader’ and will sell the business as a going concern together with all the fixtures and fittings and stock at valuation. Accounts can be made available to interested parties who view the property. There are many ways in which turnover and profitability can be increased and at the moment the proprietor only opens for fairly limited hours.

SERVICES

Mains gas, electric, water and drainage are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value:	£1,825
Rates Payable:	£910.68pa (23/24)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

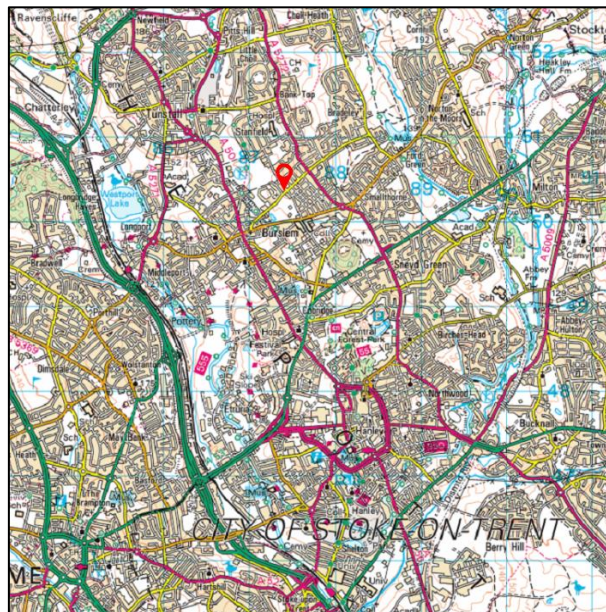
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.

HAMIL OATCAKES
157 HAMIL ROAD, BURSLEM
STOKE ON TRENT, ST6 1AP



HAMIL OATCAKES
157 HAMIL ROAD, BURSLEM
STOKE ON TRENT, ST6 1AP



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements